



VILLAGE CENTRE MIXED USE

5.8 C1 - VILLAGE CENTRE MIXED USE

5.8.1 Purpose:

To create a mix of street-front commercial and retail land uses with complementary, accessory commercial and residential uses intended to create a vibrant Village Centre, mainly along 5th Avenue.

5.8.2 Permitted Uses

Within the C-1 Village Centre Mixed Use Zone, the following uses only shall be permitted:

- | | |
|--|---|
| (a) Art Gallery including Studio | (l) Government Office & Buildings |
| (b) Assembly Facility | (m) Health and Medical Service |
| (c) Bicycle Retail Sales and Service | (n) Indoor Recreation and Entertainment |
| (d) Business and Professional Office | (o) Library |
| (e) Daycare Centre | (p) Microbrewery & Craft Distillery |
| (f) Educational Institution | (q) Museum |
| (g) Farmers Market | (r) Personal Service Establishments |
| (h) Financial Institution | (s) Retail Liquor Sales Establishment |
| (i) Food and Beverage Service – Liquor Primary | (t) Retail Store |
| (j) Food and Beverage Service – Food Primary (including catering)¹ | (u) Tourist Accommodation – Minor (<12 units) |

¹See **Section 6 - Definitions** – includes: restaurants, cafes, bakeries, pizzerias and similar uses.

5.8.3 Accessory Uses

- (a) **Dwelling Unit, Accessory**¹ to a permitted use
- (b) **Home Based Business 1– Minor**²
- (c) **Home Based Business 2 – Major**²
- (d) **Short Term Vacation Rental - Minor**³
- (e) **Accessory uses, buildings and structures**⁴ to a permitted use

¹ See Sections 2.5, 2.6 and 2.7 Accessory Dwelling Units

² See Section 2.3 Home Based Business 1 – Minor and 2.4 Home Based Business 2 – Major

³ See Section 2.8 Short Term Vacation Rentals

⁴ See Section 2.11 Accessory Use, Buildings and Structures

5.8.4 Conditional Uses

- a) **Dwelling Unit, Accessory** to a permitted use

Dwelling units that are accessory to a permitted use shall comply with the following requirements:

- (i) a completely separate public entrance to the Dwelling Unit(s) shall be provided from the ground floor entrance opening directly to a public street;
- (ii) the dwelling unit may be located on the ground floor if at the rear of the building, above the ground floor, or below the ground floor;
- (iii) all Dwelling Units shall be self-contained; and
- (iv) parking shall be provided as set out in Section 3.13.

- b) **Dwelling, Single Detached**

- (i) Single-detached dwellings that were constructed prior to the adoption of this Bylaw are permitted in the C1 Zone.
- (ii) Parcels with existing single-detached dwellings are permitted in the C1 Zone, and may continue to be used as dwellings or converted to commercial or mixed-use buildings in accordance with the permitted uses in this zone and the regulations in this Bylaw. The single-detached dwelling may be a primary or secondary use on the property.

- c) **Cannabis Retail Store**

Federally licensed Cannabis Retail Stores are conditionally permitted in accordance with provincial and federal requirements and Village approval.

- d) **Exceptions: Uses**

- (i) Uses which are noxious or otherwise undesirable because of smoke, noise, vibration, dirt or odour are not permitted.
- (ii) Uses which are an offensive trade within the meaning of the Health Act of British Columbia shall not be permitted.

5.8.5 Parcel Area

Subject to the provisions of this Bylaw, no parcel shall be created in the C-1 zone which is less than:

- (a) **Minimum Parcel Area (All Uses)** 210 m² (2260.4 ft²)

5.8.6 Lot Dimensions

The following minimum lot dimensions shall apply in the C-1 zone:

Use	Minimum Dimension
(a) Minimum Lot Width (Frontage)	6m
(b) Minimum Lot Length	30m

5.8.7 Setbacks

The following minimum setbacks apply to buildings in the C-1 zone:

Setback	Principal Building	Accessory Building
(a) Front	0.0m minimum	Equal to or greater than principal building
(b) Rear	3.0m minimum	1.5m minimum
(c) Interior and exterior side lot line (within C1 or next to C2 zone)	0.0m minimum	0.0m minimum
(d) Interior side lot line (Next to C3 zones)	1.5m minimum	1.5m minimum
(e) Interior side lot line (Next to all other zones)	3.0m minimum	1.5m minimum
(f) Exterior side lot line	0.0m minimum	0.0m minimum

5.8.8 Maximum Height

The following maximum height shall apply to buildings in the C-1 zone:

	Principal Building	Accessory Building
(a) Maximum Height	12.0m (39.4 ft.)	Must be less than the principal building Adjacent to residential zones 6.0m
(b) Sprinklers are required for any building 3 storeys or greater.		

5.8.9 Maximum Lot Coverage

The following maximum lot coverage shall apply in the C-1 zone:

Use	Maximum Lot Coverage
(a) All buildings and structures combined	80% maximum

5.8.10 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.8.11 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.